Recreational Investment Opportunity with Residential Potential

WARREN 40 | Brokenstraw Twp, Pennsylvania | 169± Acres



Warren 40 Tract Highlights:

- Located in Brokenstraw Township, Warren County; 3 miles northeast of Youngsville, PA
- Ecological diversity and long-term timber value
- A mix of tree species and habitat types:
  - Hardwood ridges
  - Low-slope softwood cover
  - Proximity to water
- Gently to moderately rolling topography
- .5+ mile of road-frontage
- Electric access through the parcel
- A neighborhood of forestland, open fields, and seasonal and year-round residences

Offered at: $550,000

LandVest

For additional information or to schedule property tours, please contact:

Justin Davidson
Project Manager | Pennsylvania & New York
jdavidson@landvest.com | 607-463-8673
14 E. Market Street, Ste 202, Corning, NY 14830

www.landvest.com

WARREN 40

Warren County, PA | 169± Acres



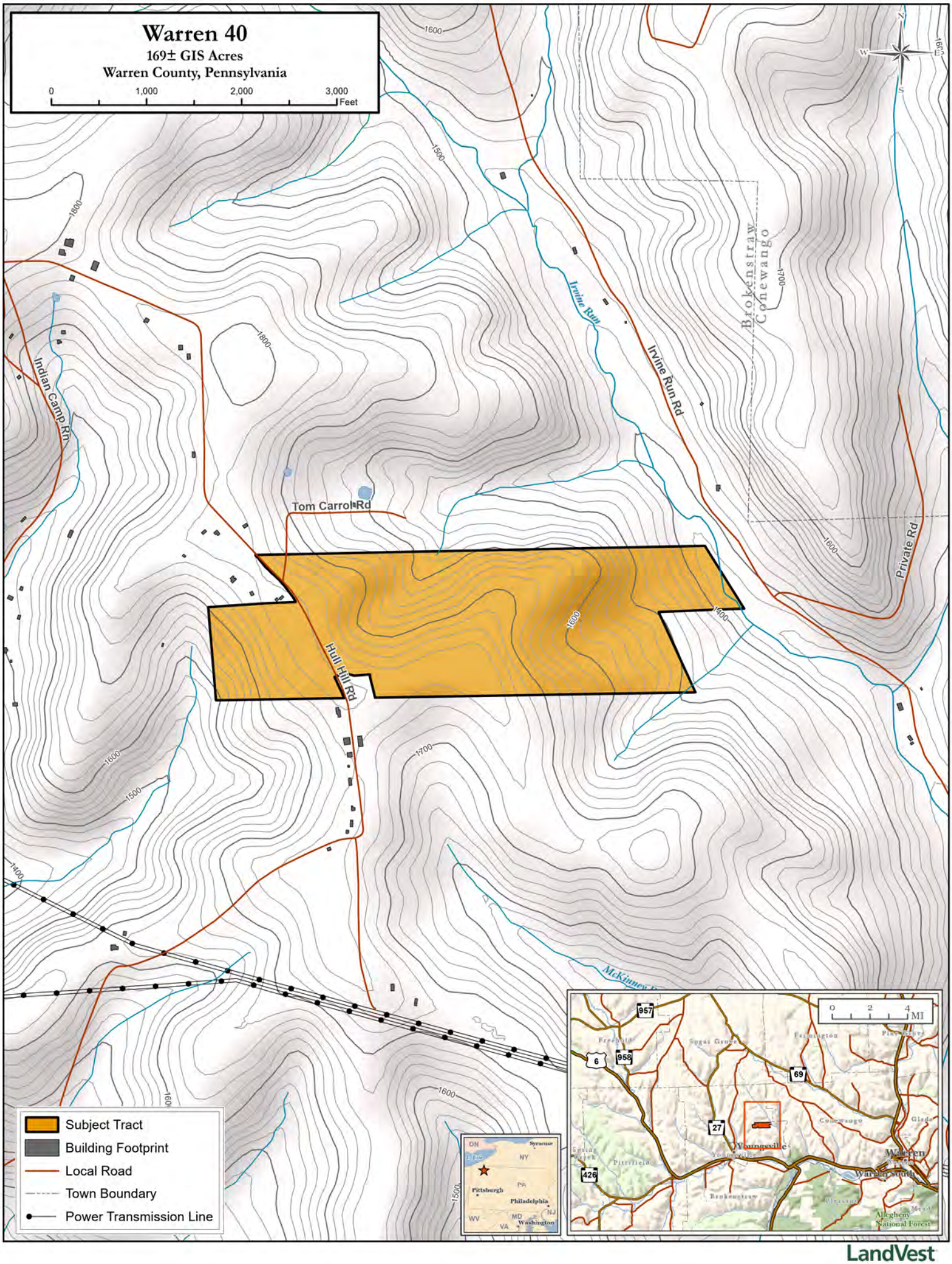




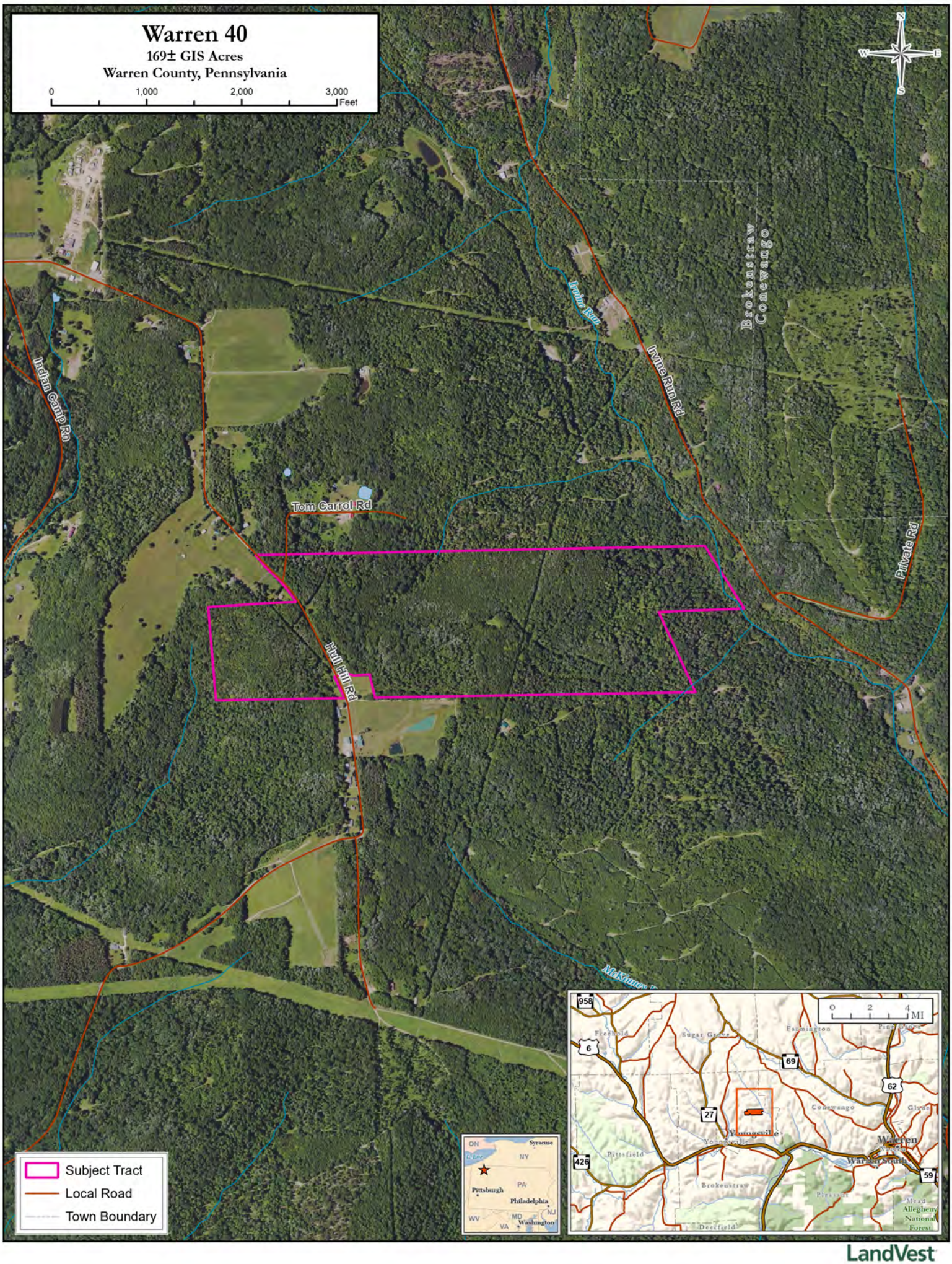

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Warren 40
169± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
Irvine Run
Irvine Run Rd
Brokenstraw
Conewango
Private Rd
Indian Camp Rn
Tom Carroll Rd
Hull Hill Rd
1600
1500
1700
1800
1400
Subject Tract
Building Footprint
Local Road
Town Boundary
Power Transmission Line
957
958
6
69
27
426
Youngsville
Warren
Pittsfield
Brokenstraw
Allegheny National Forest
Pittsburgh
Philadelphia
Washington
Syracuse
NY
PA
NJ
MD
WV
VA
0
2
4
MI

LandVest


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169± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
N
W
E
S
Brokenstraw
Conewango
Irvine Run
Irvine Run Rd
Indian Camp Rn
Tom Carrol Rd
Hull Hill Rd
Private Rd
McKinney
Subject Tract
Local Road
Town Boundary
ON
Syracuse
L. Erie
NY
PA
Pittsburgh
Philadelphia
NJ
WV
MD
Washington
VA
958
6
69
62
27
426
59
0
2
4
MI
Freehold
Sugar Grove
Farmington
Pine Grove
Conewango
Glade
Youngsville
Warren
Pittsfield
Warren Center
Brokenstraw
Pleasant
Deerfield
Mead
Allegheny
National
Forest

LandVest